



Order Filed on September 25, 2020
by Clerk
U.S. Bankruptcy Court
District of New Jersey

Phillip A. Raymond, Esq.
McCalla Raymer Leibert Pierce, LLC
485F US Highway 1 S, Suite 300
Iselin, NJ 08830
Telephone: (732) 902-5399
NJ_ECF_Notices@mccalla.com
Attorneys for Secured Creditor

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

In re:	Chapter 13
Steven W. Buzby,	Case No. 19-20660-JNP
	Hearing Date: September 22, 2020 at 11:00 AM
Debtor.	Judge: Jerrold N. Poslusny, Jr.

**ORDER VACATING AUTOMATIC STAY, CO-DEBTOR STAY, DIRECTING
TURNOVER OF ADEQUATE PROTECTION PAYMENTS BY THE TRUSTEE AND
DIRECTING MOVANT TO MAKE FURTHER APPLICATION TO THE
BANKRUPTCY COURT BEFORE SELLING REAL PROPERTY**

The relief set forth on the following pages, number two (2) through two (2) is hereby

ORDERED

DATED: September 25, 2020

Honorable Jerrold N. Poslusny, Jr.
United States Bankruptcy Court

Debtor: Steven W. Buzby
Case No.: 19-20660-JNP
Caption of Order: **ORDER VACATING AUTOMATIC STAY, CO-DEBTOR STAY,
DIRECTING TURNOVER OF ADEQUATE PROTECTION
PAYMENTS BY THE TRUSTEE AND DIRECTING MOVANT
TO MAKE FURTHER APPLICATION TO THE BANKRUPTCY
COURT BEFORE SELLING REAL PROPERTY**

THIS MATTER having been opened to the Court upon the Motion to Vacate Automatic Stay for an Order and Co-debtor Stay in effect pursuant to 11 U.S.C. § 362(a) and 11 U.S.C. § 1301(c) (the "Motion") filed by NewRez LLC d/b/a Shellpoint Mortgage Servicing ("Movant") with respect to the property commonly known as 43 Beaver Drive, Barrington, New Jersey 08007 (the "Property"), and Steven W. Buzby ("Debtor") having filed opposition thereto, and oral argument having been held, and for good cause shown for the entry of this Order, it is hereby ordered that:

1. The automatic stay be and is hereby vacated under 11 U.S.C. § 362(d) and 11 U.S.C. § 1301(c), to permit Movant, to institute or resume a mortgage foreclosure action in the Superior Court of New Jersey in order to pursue its rights with respect to the Property;
2. Movant may join as defendants in said foreclosure action the Debtor and/or any trustee appointed in this case, irrespective of whether the Debtor's case converts to any other chapter of the Bankruptcy Code;
3. Movant may pursue any and all loss mitigation options with respect to the Debtor or the Property, including but not limited to repayment agreement, loan modification, short sale or deed-in-lieu of foreclosure;
4. Movant shall no longer be responsible to serve Notices of Payment Change and/or Notices of Post-Petition Fees, Expenses and Charges to the Debtor as required by F.R.B.P. 3002.1(b) and (c);
5. The Trustee shall turnover to Movant any and all funds on hand paid by Debtor that were intended to be used as adequate protection payments for the benefit of Movant;
6. Unless the Debtor's bankruptcy is dismissed, Movant is prohibited from proceeding to sale of the Property without further leave of the Bankruptcy Court.

In re:
Steven W. Buzby
Debtor(s)

Case No. 19-20660-JNP
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-1
Date Rcvd: Sep 28, 2020

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 30, 2020:

Recip ID	Recipient Name and Address
db	+ Steven W. Buzby, 43 Beaver Drive, Barrington, NJ 08007-1407

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Sep 30, 2020

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 28, 2020 at the address(es) listed below:

Name	Email Address
Aleisha Candace Jennings	on behalf of Creditor New Residential Mortgage LLC ajennings@rasflaw.com
Denise E. Carlon	on behalf of Creditor Ditech Financial LLC dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Isabel C. Balboa	ecfmail@standingtrustee.com summarymail@standingtrustee.com
Isabel C. Balboa	on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com summarymail@standingtrustee.com
John R. Morton, Jr.	on behalf of Creditor Americredit Financial Services Inc., d/b/a GM Financial ecfmail@mortoncraig.com, mortoncraigcf@gmail.com
Kevin Gordon McDonald	

District/off: 0312-1

User: admin

Page 2 of 2

Date Rcvd: Sep 28, 2020

Form ID: pdf903

Total Noticed: 1

on behalf of Creditor Ditech Financial LLC kmcdonald@kmlawgroup.com bkgroup@kmlawgroup.com

Phillip Andrew Raymond

on behalf of Creditor NewRez LLC d/b/a Shellpoint Mortgage Servicing phillip.raymond@mccalla.com
mccallaecf@ecf.courtdrive.com

Rebecca K. McDowell

on behalf of Creditor Cooperative Business Assistance Corp. rmcowell@slgcollect.com

Thomas G. Egnor

on behalf of Debtor Steven W. Buzby tegner@mcdowelllegal.com
tcuccuini@mcdowelllegal.com;Lwood@mcdowelllegal.com;kgresh@mcdowelllegal.com;kbrocious@mcdowelllegal.com;djamis
on@mcdowelllegal.com;cgetz@mcdowelllegal.com;egnertr62202@notify.bestcase.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 10